INDUSTRIAL BUILDING **FOR LEASE**

±34,400 SF (DIVISIBLE) High-image standalone facility





1155 BOWES ROAD

Elgin, IL 60123 **Property Website**



Specifications:

- Building Size: ±34,400 SF
- Land Area: ±2.24 AC
- Office Size: ±14,032 SF (Can be reduced)
- Ceiling Height: 24'
- Loading: 2 Docks / 1 DID
- Power: 400A 480V
- Sprinklers: Wet
- Year Built: 2006
- Construction: Precast
- Heating: Gas
- Lease Rate: Subject to Offer

Highlights:

- High-image standalone facility
- Professionally owned and managed by Agellan Commercial REIT
- Divisible
- High-end office
- Great proximity to I-90
- Access to local labor



Contact Information:

Michael Marconi, SIOR Sr. EVP & Designated Managing Broker Joe Karmin **Executive Vice President** Justin Lerner, SIOR Executive Vice President

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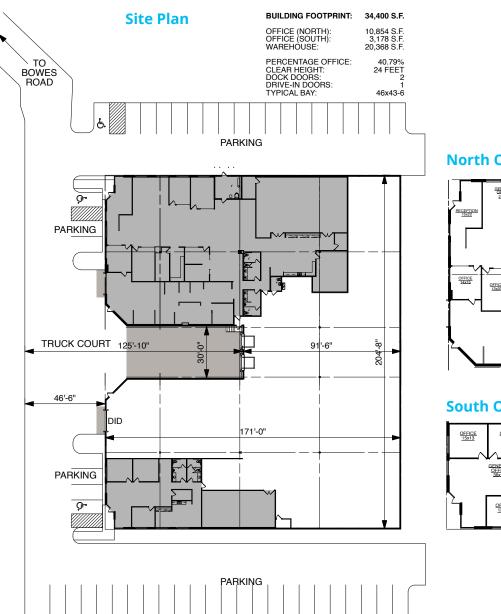
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North Office Plan





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